

CHARLOTTE COUNTY PLANNING AND ZONING BOARD  
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

**Board Members**

Michael Gravesen, Chair  
Paul Bigness, Vice-Chair  
Stephen Vieira, Secretary  
Don McCormick  
Thomas P. Thornberry



**District**

District V  
District III  
District I  
District II  
District IV

**AGENDA**

**REGULAR MEETING**

August 9, 2021 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes [July 12, 2021](#) Regular Meeting

Announcements

**NOTE:** For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

**Charlotte County Board of County Commissioners does not discriminate on the basis of disability.**

**FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to [David.Lyles@CharlotteCountyFL.gov](mailto:David.Lyles@CharlotteCountyFL.gov).**

**PETITIONS**

1.) PFP-21-05-03                      Quasi-judicial                      Commission District I



Babcock Property Holdings, L.L.C. requests Preliminary and Final Plat approval for a subdivision to be named Babcock Ranch Community, Town Center Southeast. This is a replat of Tract I-24, Babcock Ranch Community, Phase 2 A, Recorded in Plat Book 22, Pages 11A - 11J on 9/28/2017 and a replat of Tract 1-45, Babcock Ranch Community, Cypress Parkway, recorded in Plat Book 23, Pages 15A-15K on 1/29/2020. The proposed subdivision will consist of 103 single-family lots and 42 tracts. The site contains 91.06± acres, and is located southeast of Cypress Parkway, north of the Lee County line, and west of the Glades County line, within the Babcock Ranch Community Development of Regional Impact and in the East County area.

Recommendation:

Community Development Department: Approval with conditions

2.) PFP-21-05-04                      Quasi-judicial                      Commission District I



Pulte Home Company, LLC. is requesting Preliminary and Final Plat approval for a subdivision to be named, Babcock Ranch Community, Northridge. The applicant has also requested approval of a Developer's Agreement. The subject parcel is proposed to include 322 single-family units and it is to be constructed in 2 Phases. Phase 1 will consist of 164 units and Phase 2 will consist of the remaining 158 units. The site is 115.87± acres, and is located south of Bermont Road, north of Greenway Boulevard, east of Babcock Ranch Road, and west of the border with Glades County.

Recommendation:

Community Development Department: Approval with conditions

**3.) SV-21-04-01                      Legislative                      Commission District III**



Stephen Hosman, Nancy Petree, Philip and Natalee Stutzman, Oceanglow Properties, Inc., SLH LLC, Cindy Keaser, Richard Wagner, Nancy Petree and Thomas Hosman, are requesting to vacate the western portion of the unnamed street within the plat of Delaney and Treloar’s subdivision, abutting lots 2 through 10 of the unrecorded plat of Caloosa Cove. The total area to be vacated contains 0.56± acres, and it is located north of Gasparilla Drive, south of Panama Boulevard, east of Placida Road and west of Lemon Bay, in the Englewood area.

Recommendation:

Community Development Department: Approval

**4.) PAS-21-00005                      Legislative                      Commission District I**



Pursuant to Section 163.3187 Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Medium Density Residential (MDR), increasing density from 37 units to 74 units; for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PAS-21-00005; Applicant: P. F. Poinciana LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

**5.) PD-21-00007                      Quasi-Judicial                      Commission District I**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential multi-family 5 (RMF-5) to Planned Development (PD), increasing density from 37 units to 74 units, for property located at 24258 Harborview Road and 4088 Oakview Drive, in the Port Charlotte area, containing 7.48± acres; Commission District I; Petition No. PD-21-00007; Applicant: P. F. Poinciana LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

**6.) PD-21-00005                      Quasi-Judicial                      Commission District I**



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1(RE-1) to Planned Development (PD) in order to have an indoor transfer station; for a portion of the property located at 25505 Old Landfill Road, in the Port Charlotte area, containing 15.96± acres; Commission District I; Petition No. PD-21-00005; Applicant: Southwest Waste Systems; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

**ADJOURNMENT**